



Planning, Design and Access and Heritage Statement

Ball Rolling (Methley) Ltd

SHF.9129.001

Planning

Architecture
Geoenvironmental
Hydrology
Ecology
Landscape
Transport
Permitting
Noise
Air Quality
Arboriculture



Contact Details

Enzygo Limited (Sheffield Office)

Tel: 0114 321 5151

Fox House

Website: www.enzygo.com

1 Fox Valley Way

Contact email: rob.gandy@enzygo.com

Stocksbridge

Sheffield

S36 2AA

Planning, Design and Access and Heritage Statement

Project	Former St Simons Community Project, Wenlock Road, South Shields
For	Ball Rolling (Methley) Ltd
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Author	Robert Gandy BA (Hons), MA, MRTPI – Principal Planning Consultant
Reviewer	Doug Moulton BSc (Hons), MSc, MRTPI – Director

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Registered Office: Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

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1 Non-Technical Summary

- 1.1.1 The proposal involves the erection of a high-quality, three-storey detached building, containing 6No two-bedroom apartments.
- 1.1.2 The site is a vacant brownfield parcel where the principle of residential use was previously established through the 2021 grant of planning permission (ST/0912/20/FUL) for a detached dwelling, which was lawfully implemented.
- 1.1.3 Through the adoption of the New Local Plan (2023–2040) South Tyneside's mandated local housing target is rising immediately from 309 homes per year to 620 homes per year.
- 1.1.4 The site is located approximately 20m from the Grade II Listed St Simon's Church. The proposed design ensures a 7.0-metre setback from the shared boundary wall to protect the heritage asset's significance and maintain the amenity of neighbouring residents, including those at the nearby Hadrian Lodge. The footprint of the proposed building aligns with that previously consented under the 2021 permission, as demonstrated on drawing A/3825/301, with the external footprint of the original dwelling 180sqm, and proposed dwelling's external footprint being 181.7sqm.
- 1.1.5 The location is highly sustainable, situated within walking distance of Simonside Metro Station and key bus routes, providing direct links to South Shields, Newcastle, and Sunderland.
- 1.1.6 Following the August 2026 changes to the Town and Country Planning Act 2026, this proposal is exempt from a Biodiversity Net Gain calculation as the site is <0.2 hectares and features no onsite priority habitat.
- 1.1.7 The proposal represents a sustainable and policy-compliant use of a vacant brownfield site that aids the much-needed delivery of residential dwellings, without harming the character or heritage of the surrounding area.

2 Introduction

2.1 Introduction

- 2.1.1 This Planning and Heritage Statement has been prepared by Enzygo Ltd ('the agent') on behalf of Ball Rolling (Methley) Ltd. ('the applicant') to support a planning application submission at the now demolished former Community Centre for an apartment building at Wenlock Road, South Shields, NE34 9AL ('the site').
- 2.1.2 The proposed three-storey building, delivers 6No, two-bedroom residential units, shall provide a high-quality accommodation, meeting an identified local need for new homes.
- 2.1.3 Consent was granted by South Tyneside Council in 2021, through planning application reference ST/0912/20/FUL, to demolish the community building to make way for a residential dwelling. Accordingly, the principle of residential use on this site has been established.

2.2 The Need for the Proposed Development

- 2.2.1 It is considered the erection of 6No apartments is an appropriate use for the vacant site.
- 2.2.2 Policy 14 'Housing Density' and Policy 19 'Housing Mix' in the South Tyneside Local Plan set out the strategic requirements for the range of housing types and tenures provided across the borough to ensure it meets the diverse needs of the population, and addresses changing demographic needs, such as an aging population and first time buyers, by setting requirements for housing mix and affordable home targets, which includes apartments and flats.

2.3 Application Documents

2.3.1 The following documents will be submitted with this application:

- Application Form
- Planning and Heritage Statement
- Ecological Impact Assessment
- Arboricultural Impact Assessment and Method Statement
- Tree Protection Plan
- Phase 1 Preliminary Risk Assessment
- Coal Mining Report

- Appendix A1 – Historical Mapping
- Appendix B – Envirocheck report
- Drawing Package:
 - A-3825-000 – Location Plan
 - A-3825-300 – Topographical Survey / Existing Site Layout Plan
 - A-3825-301A – Proposed Site Layout Plan
 - A-3825-302A – Proposed Plans, Elevations & Roof Plan

3 Site and Surroundings

3.1 Introduction

3.1.1 The site lies within the South Tyneside Council administrative boundary.

3.1.2 The c.0.08ha site comprising of the cleared footprint of the former St. Simons Community Centre, so being currently a vacant, site of previously developed land.

Figure 1 – Site Location



3.2 The Site and Surroundings

3.2.1 The application site is roughly triangular in shape. The surrounding land uses are predominantly residential in nature, with the sheltered residential complex of Hadrian Lodge approximately 6m from the northern site boundary.

3.2.2 The settlement edge of Simonside lies c.0.18km to the south of the site, with St Simon's Church (Grade II Listed) located c.20m south of the site.

3.2.3 Central Sunderland lies c.8.5km south of the site and Central Newcastle lies c.9.7km to the east.

3.2.4 Existing pedestrian and vehicular access are taken from Wenlock Road on the site frontage, with two existing access points to the stone boundary wall. The whole site is laid to hard surfacing – tarmac to the front and paving to the rear, see Figure 2.

Figure 2 – Current site condition



- 3.2.5 The application site is within walking distance of Simonside Metro Station, sited to the south of St Simon's Church, providing direct light rail links to South Shields Interchange, Newcastle City Centre, and Sunderland. Stagecoach Route 18 serves Wenlock Road directly (Simonside, Wenlock Road-Clive Street stop), connecting to the South Shields Interchange and Brockley Whins. Through the South Shields Transport Interchange, the residents of the apartments may access the Shields Ferry for a 7-minute crossing to North Shields. Accordingly, the site is in a highly sustainable location.
- 3.2.6 The area is linked to the National Cycle Network, including Route 14 (Darlington to South Shields) and Route 72 (Hadrian's Way), which offers a predominantly traffic-free route into Newcastle and beyond.
- 3.2.7 There are convenience stores, such as Sainsbury's, and other shops located within a 0.5km radius, and within walking distance of the site, and as such, further enhancing the sustainability of the location.

3.3 Planning History

3.3.1 From searching historical planning records on South Tyneside Council's website, the following applications were found to be of relevance to the application site:

Table 1 – Planning History of the Site

Reference	Description of Development	Address	Decision
ST/0912/20/FUL	Demolition of former St Simons Community Centre and construction of detached dwelling and associated works	Former St Simons Community Project, Wenlock Road, South Shields, NE34 9AL	Granted with conditions 28/04/2021
ST/0112/00//DM	Proposed alterations and extensions and construction of new access	St Simons Youth Centre, 142 Wenlock Road, South Shields, Tyne and Wear, NE34 9AL	Granted with conditions 12/05/2000
ST/0369/97//DM	Proposed extension to provide office accommodation	St Simons Youth Centre, 142 Wenlock Road, South Shields, Tyne and Wear, NE34 9AL	Granted with conditions 10/11/1997
ST/0628/96//DM	Proposed extension to provide training room	St Simons Youth Centre, 142 Wenlock Road, South Shields, Tyne and Wear, NE34 9AL	Granted with conditions 25/10/1996
ST/0098/95//DM	Proposed extension to provide youth room	St Simons Youth Centre, 142 Wenlock Road, South Shields, Tyne and Wear, NE34 9AL	Granted with conditions 28/03/1995

4 Planning Policy Context

4.1 Introduction

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2008 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. This chapter sets out a review of relevant planning policies to the proposed development at both national and local levels. A review of the proposed development against these policies is set out in section 8 of this Statement.

4.2 Local Plan Policy

4.2.1 The development plan the application shall be considered against is the South Tyneside Local Plan which consists of:

- South Tyneside Local Plan (adopted July 2026)
- IAMP Area Action Plan (2017)

4.2.2 The South Tyneside Local Plan (2023 to 2040) was formally adopted by the Council on 30th July 2026 and will now be used to guide planning decisions across South Tyneside.

4.2.3 The site is within an area of washed over residential use.

4.2.4 South Tyneside Council has a borough-wide Article 4 Directions managing HMO growth, though this relates to Use Class C4 rather than C3 residential dwellings.

4.2.5 The policies of the South Tyneside Local Plan considered relevant to the proposed development are set out below:

Table 2 –South Tyneside Local Plan Policies

South Tyneside Local Plan Policy	Description
SP2: Strategy for Sustainable Development to meet identified needs.	The council will deliver at least 5,253 new homes by 2040, creating sustainable mixed communities.
SP3: Spatial Strategy for Sustainable Development	The policy dictates the pattern, scale, and location of all physical development across the borough, and sets a formal hierarchy for where new homes, infrastructure, and businesses can be built.
SP16: Housing Supply and Delivery	Sets out the Council's approach to housing supply and delivery over the plan period.
SP21: Natural Environment	Sets out requirements for the protection and enhancement of the natural environment, including (amongst others) biodiversity net gain,

South Tyneside Local Plan Policy	Description
	and the provision of new and maintaining existing high quality and accessible open space and green and blue infrastructure.
SP24: Heritage Assets	Sets out how development proposals that protect and where possible enhance the rich and diverse historic environment of the borough will be supported.
Policy 4: Contaminated Land and Ground Stability	The policy sets out that land affected by historical pollution or structural instability is made safe before development commences.
Policy 7: Flood Risk and Water Management	Sets out the requirement to consider helping to reduce flood risk and ensure appropriate water management.
Policy 13: Windfall and Backland sites	The policy <i>inter alia</i> sets out how residential development on sites that have not been allocated in the Plan will be considered positively where the site is previously developed or is a site within a main urban area or would make a positive contribution to the identified housing needs of the Borough, the site has access to sustainable modes of transport and would make the best and most efficient use of available land.
Policy 14: Housing Density	The policy sets out a design led approach to optimising land use and establishes target density ranges based on sustainability and proximity to transport nodes.
Policy 18: Affordable Housing	The policy mandates that any development of 10 or more dwellings must provide affordable units, setting clear target bands ranging from 10% in South Shields up to 30% in higher-value areas like Cleadon and Whitburn.
Policy 19: Housing Mix	Housing development shall deliver an appropriate mix of housing types, sizes, and tenures to meet identified needs and to create and maintain mixed and balanced sustainable neighbourhoods.
Policy 20: Technical Design Standards for New Homes	Sets out the accessibility and internal space requirements to ensure new housing is adaptable, inclusive, and spacious enough for all residents.
Policy 33: Biodiversity, Geodiversity and Ecological Networks	The policy sets out that priority habitats, species, and connecting ecological wildlife corridors shall be protected.
Policy 34: Internationally, Nationally and Locally Important Sites	The policy sets out how designated sites and areas shall be defended and protected from development.
Policy 35: Delivering Biodiversity Net Gain	Sets out requirements for delivering biodiversity net gain.
Policy 43: Development Affecting Designated Heritage Asset	Sets out that development proposals must protect, conserve, and enhance designated heritage assets and their settings. Proposals must include a Heritage Statement assessing impact.

South Tyneside Local Plan Policy	Description
Policy 47: Design Principles	Sets out the plan's design requirement for development proposals.

4.3 National Planning Policy

National Planning Policy Framework – December 2024

4.3.1 The National Planning Policy Framework (“NPPF”) is an important material consideration for determining planning applications. It was first published in 2012, and most recently updated in December 2024.

4.3.2 **Paragraph 7** of the NPPF states that *‘the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations—including the United Kingdom have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.’*

4.3.3 **Paragraph 8** of the NPPF states:

‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so opportunities can be taken to secure net gains across each of the different objectives):

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant, and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ healthy, social and cultural well-being; and

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land,

helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

4.3.4 **Paragraph 11** states that *'Plans and decisions should apply a presumption in favour of sustainable development.'*

4.3.5 **Paragraph 39** states that *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

4.3.6 The proposal makes efficient use of brownfield land, contributing to the 'presumption in favour of sustainable development', and incorporates the following:

- **Social:** Provides much need housing provision in a local authority needing to deliver 620 homes per year.
- **Economic:** Brings a redundant site back into active use and provide and support employment during the construction phase.
- **Environmental:** Enhances the site's current redundant appearance through a considered design that respects the neighbouring listed church. The proposed accommodation is well designed and relates sympathetically to the immediate surroundings. No trees shall be lost through the erection of the dwelling, with additional soft landscaping proposed.

4.3.7 **Paragraph 63** requires local authorities to plan for the housing needs of different groups, establishing need, the size, type and tenure of housing needed. The apartments shall be suitable for future residents at all stages of life.

4.3.8 **Previously developed land:** Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made

through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

5 Heritage

5.1 Introduction

5.1.1 There are no designated heritage assets within the application site, however, adjacent to the site to the south and west is the Grade II Listed St Simon's Church and its churchyard.

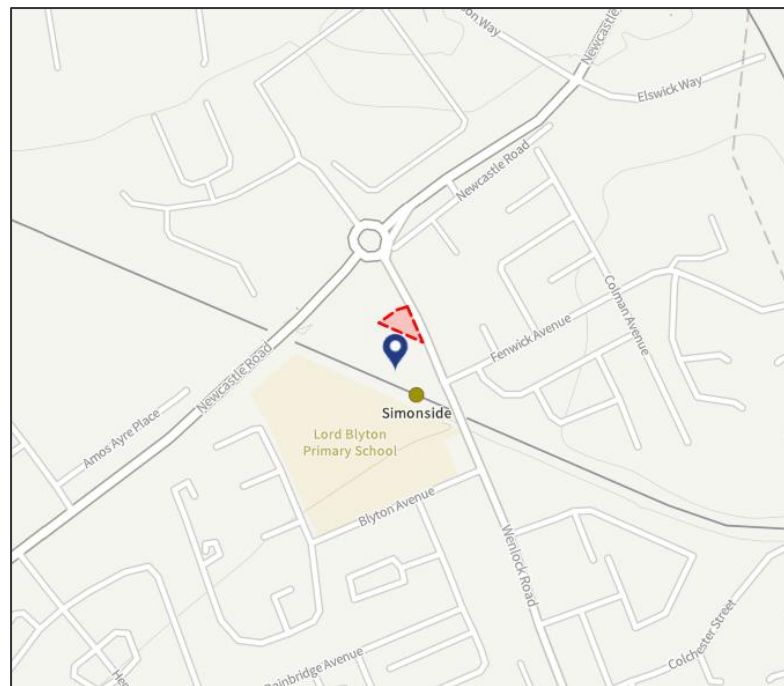
5.1.2 The boundary of the churchyard comprises a stone wall with a height of 1.2 metres and forms the boundary with the application site. The main rear elevation of the proposed building would be located approximately 7.0 metres from the stone boundary wall of St Simon's Church.

Figure 3 – Western Site Boundary



5.1.3 This heritage statement considers the potential impact of the proposal on St Simon's Church.

Figure 4 – Historic England List Entry Map



5.1.4 The official listing details (entry number 1277137) with regard to the church are:

1879–80. Austin, Johnson and Hicks, architect. A very pleasing little church, built in roughly coursed rubble with ashlar dressings, in the late gothic style. A simple rectangular building without aisles or separate chancel. Vestry on the north. A nice gabled porch on the south. Decorated bargeboards and other detail. An elegant octagonal fleche marks the position of the chancel. The side windows are all square headed; the west window has a segmental hood and the east window a pointed one.

5.2 Statement of significance

5.2.1 The application site is located approximately 35 metres from St Simon's Church and abuts the graveyard, sharing a boundary wall.

5.2.2 Paragraph 190 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. The NPPF also makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve'.

5.2.3 Paragraph 215 the NPPF states where a proposal is judged to be likely to have less than substantial harm to the heritage asset, this should be measured against the public benefits of the proposal.

- 5.2.4 Paragraph 219 of the NPPF states that local planning authorities should treat favourably new developments where these preserve those elements of the setting that make a positive contribution to the heritage asset.
- 5.2.5 Further advice concerning assessing the significance of heritage assets is contained in Historic England's Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment.
- 5.2.6 Similarly, the Planning Practice Guidance sets out the need for a clear understanding of the significance of a heritage asset and its setting to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage (Paragraph: 018 Reference ID: 18a-018-20190723).
- 5.2.7 The NPPF and Historic England's advice emphasises that the information required in support of applications for planning permission and Listed Building consent should be no more than is necessary to reach an informed decision, and that the activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.
- 5.2.8 This application proposes no changes to the church itself or its curtilage. This proportionate heritage statement considers impacts of the proposed development on the setting of the Listed Building.
- 5.2.9 A Heritage Statement accompanied the previously consented residential application at the site and demonstrated a new detached dwelling on the site would not have an adverse effect on the Listed Church, leading to an officer recommendation. Accordingly, it is considered the same conclusion is evident with this updated planning application.
- 5.2.10 There was a Historic Environment Officer objection within the determination of the previous application relating to the boundary proposals, including the erection of a 1.8-metre-high timber fence next to the existing church stone boundary wall that would have obscured the stone wall from views from Wenlock Road.
- 5.2.11 These concerns were addressed by the applicant removing the boundary fence adjacent to the stone wall from the plans and was therefore considered to be acceptable regarding the impact on the visual amenities of the area and the setting of the listed church. As the boundary treatment is aligned with the revised plan, it is considered the application assimilates with the church.

5.2.12 The previous, now demolished, building on the site was constructed with a profiled metal roofing, profiled metal cladding and brick walls and it had an industrial appearance, and was considered to significantly detract from the setting of the nearby St Simon's Church and its grounds. The apartment building proposes to utilise design and materials more sensitive to its surroundings and will provide an improved setting for the church.

5.2.13 The proposed building will be therefore providing a positive addition to the heritage asset and the surrounding residential properties.

5.3 Summary

5.3.1 It is considered the proposed development would not harm the significance of the identified heritage asset, that any effects are negligible in accordance with NPPF paragraphs 215 and 216, and that the planning application delivers demonstrable public benefits – environmental, economic and social – which are consistent with the relevant heritage and sustainable development policies in the South Tyneside Local Plan, including policies SP24 'Heritage Assets' and Policy 43 'Development Affecting Designated Heritage Assets'.

6 Design and Access Statement

6.1.1 This section sets out the scale and appearance of the proposed development.

6.2 Scale

6.2.1 The apartment building shall be three-storeys in height, and be in keeping with the immediate streetscene, which has a range of building mass and scale, including bungalows, two-storey terraced and semi-detached houses, and a three-storey apartment building for later life residents.

6.2.2 The external footprint of the proposed building is 181.7sqm.

6.3 Appearance

6.3.1 The apartment building shall be constructed using brick and natural slate interlocking roof tiles.

6.3.2 The external walls shall utilise a Wienerberger Athena Blend, the roof shall comprise Cupa 14 natural slate, and the driveway / parking area using permeable block pavements, Marshalls Tegula Priora, in burnt ochre.

6.3.3 The windows shall be double glazed, RAL7016 grey uPVC, with the pvc rainwater goods, fascias and soffits to match.

6.3.4 Due to the configuration of the apartments there shall be no overlooking to neighbouring properties, and there is sufficient separation distance from the proposed development and established buildings that there shall be no overshadowing to these structures.

6.3.5 At the street frontage, a 1.5m dwarf wall, comprising 0.9m brick with 0.6m painted black wrought iron railings above, shall provide the boundary treatment along the extent of the site, with a 3m wide stained timber gate located at the present access / egress.

6.3.6 The 1.2m stone wall at the south western boundary shared with the church shall remain unaltered.

6.3.7 A 1.8m high close boarded timber fence shall enclose the refuse collection point at the southeast of the site and provide a secure private amenity space to the rear of the property, running along the northwestern boundary and to the south of the dwelling.

6.3.8 The apartment building shall provide an electric vehicle charging point and a cycle store.

6.4 Landscaping

6.4.1 Two Betula Nigra (Birch) trees shall be planted by the developer in the first available planting season at the dwelling frontage.

6.4.2 Additional shrub planting is proposed to the north, east, and southern boundary areas of the site, with a large lawn proposed in the garden area, which can be landscaped to the resident's taste.

6.5 Parking and Access

6.5.1 The applicant is proposing to utilise the existing means of vehicular access into the site. This access affords adequate visibility onto the carriageway as per the existing arrangement and as deemed acceptable for the extant permission.

6.5.2 Six marked out car parking spaces will be provided, in accordance with Supplementary Planning Document 6 (SPD6: Parking Standards) for 6No two-bedroom dwelling. However, there is ample informal provision for further off-street parking on the permeable block paviour hardstanding area. This will ensure all vehicles can exit the site in a forward motion.

6.5.3 A review of CrashMap shows that in the last five years there have been no accidents in the highway that abuts the site. There were three collisions at the Newcastle Road roundabout, however these are not attributable to the access / egress of the site. Furthermore, Wenlock Road has traffic calming measures implemented, so it is considered there are no highway related impacts that may preclude the granting of planning permission.

7 Environmental Assessments

7.1 Ecology

- 7.1.1 The site is not subject to any statutory or non-statutory nature conservation designations.
- 7.1.2 The Biodiversity Net Gain (BNG) exemptions state that new applications for planning permission made from 6th August 2020 with a site area no larger than 0.2ha are exempt from BNG. As the development site is 0.08ha, this exemption applies here.
- 7.1.3 For this brownfield site, native planting and enhanced boundary hedgerow are proposed.
- 7.1.4 The development incorporates ecological enhancements into the design, with a Wildcare habitat swift box on the north west facing aspect, a wildlife bark bat box on the southerly aspect, and an Ibstock bat access box.
- 7.1.5 The Preliminary Ecological Appraisal undertaken demonstrated that the proposal presents opportunities for biodiversity enhancement to provide net gains for biodiversity in accordance with national and local policies, through providing enhanced opportunities for nesting birds, roosting bats, other priority species, and landscape planting.
- 7.1.6 The Ecological Impact Assessment demonstrates that, if the outlined mitigation measures are implemented in full and assuming a sensitive final site layout, no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.
- 7.1.7 No other pathways for potential impacts on the locally designated sites have been identified, and it is not considered any separate Shadow Habitats Regulations Assessment is necessary in this instance.
- 7.1.8 Accordingly, there are no ecological reasons that should prevent the development being approved.

7.2 Arboriculture

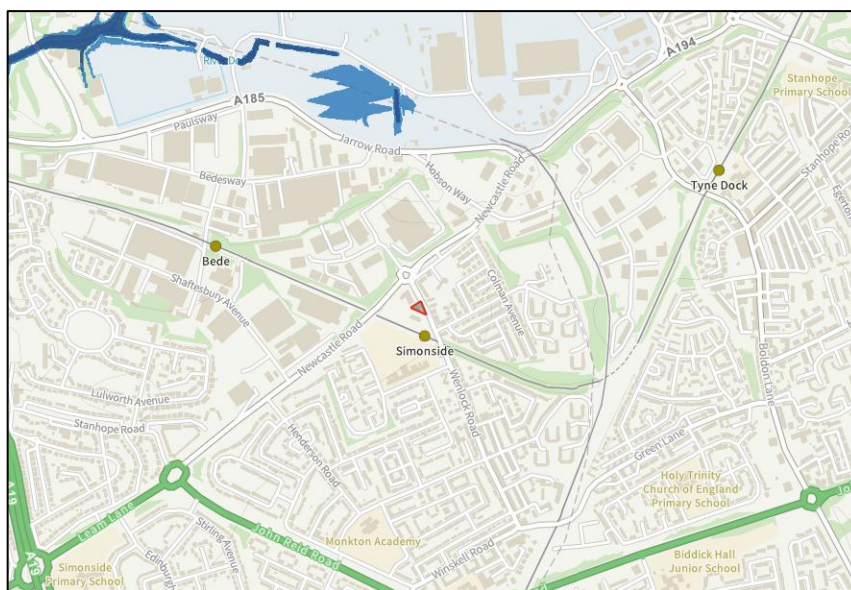
- 7.2.1 Policy 36 (Protecting Trees) sets out that any existing mature trees or hedgerows onsite should be retained where possible, however for this development it is not necessary to undertake any tree works to facilitate the proposed development.
- 7.2.2 An Arboricultural Impact Assessment and Method Statement (AIA & MS), undertaken by All About Trees (February 2026), has been submitted to support the application.

- 7.2.3 10x trees, 4x groups and 2x stumps were surveyed and categorised in accordance with the criteria specified by BS5837. Three trees were categorised as being of moderate value, with the other trees, groups and stumps categorised as low value.
- 7.2.4 The AIA and MS conclude that it will not be necessary to undertake tree works to facilitate the proposals, with recommendations made for arboricultural management. The tree works should wherever possible be carried out in accordance with BS3998:2010 Tree Work
- 7.2.5 By using the protective elements dictated by British Standard 5837, no significant damage should take place to retained vegetation and tree cover should flourish in the longer term, with all the retained trees able to be incorporated into the site design.
- 7.2.6 Accordingly, there are no arboricultural reasons that should prevent the development being approved.

7.3 Flood Risk & Drainage

- 7.3.1 The Environment Agency Flood Risk Map (see Figure 2, site demoted by red triangle) demonstrates that the site falls within Flood Zone 1 and has a low probability of flooding from rivers and the sea.
- 7.3.2 As the site area is c.0.08ha, there is no requirement for a Flood Risk Assessment to supplement the planning application.

Figure 5 – Flood Risk Map

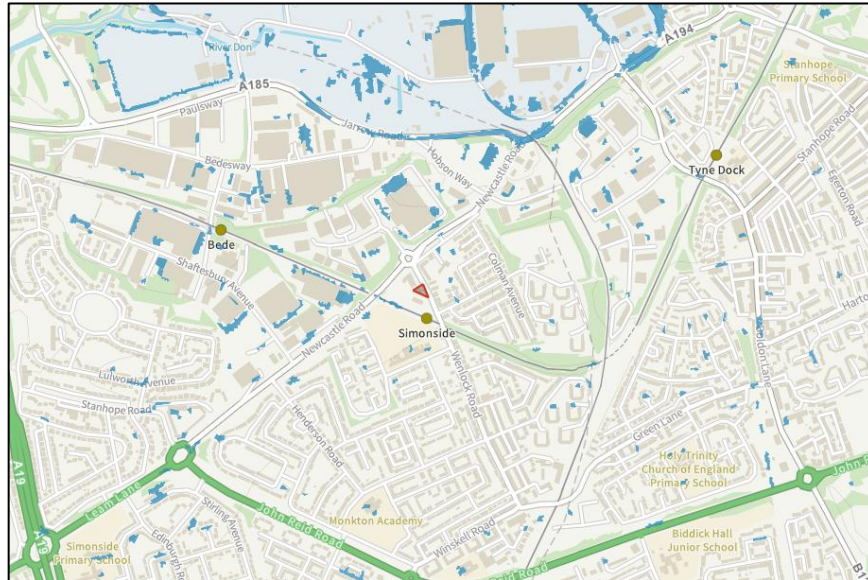


- 7.3.3 The site is not at risk of Surface Water flooding from rivers and the sea (see Figure 6).

7.3.4 Given the modest scale of the works proposed and the absence of any significant increase in hard surfaced area, the proposal will not change surface-water run-off or place additional strain on local drainage infrastructure.

7.3.5 The site shall utilise the connection to the local services as existing.

Figure 6 – Surface Water Flooding



7.4 Geoenvironmental

7.4.1 A Phase 1 Desk Top Study– Preliminary Risk Assessment has been undertaken by Soil Environment Services Ltd and is submitted within the planning application.

7.4.2 The study concludes that no significant plausible pollutant linkages or significant uncertainties are considered to exist.

7.4.3 Therefore, no further Phase 2 investigation are considered necessary, and geoenvironmental considerations should not preclude the development being approved.

7.4.4 The Coal Authority (CA) Mining report undertaken for the site by Soil Environment Services Ltd indicated the following:

- The property is in a surface area that could be affected by underground mining in two seams of coal at 400 m to 450 m depth and last worked in 1938. Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.
- There are no know coal mine entries within, or within 20 metres of the boundary of the site.
- The site is not within the boundary of an opencast site from which coal has been removed by opencast methods. The CA confirms that the site does not lie within

200 m of an opencast site for which coal is being removed or within 800 m of a boundary of an opencast site for which a licence to remove coal by opencast methods has been granted. The risk from current, future or opencast workings is therefore classed as low.

- There are no records of any mine gas emissions requiring action by the CA. The risk from mine gas emissions is classed as low.
- The Coal Authority is not aware of any evidence of damage arising from geological faults or lines of weakness affected by coal mining.
- The Coal Authority has not received a damage notice or claim for the subject property or any property within 50 m since October 1994.
- The property has not been subject to remedial works.
- The Coal Authority has no record of a mine gas emission requiring action.

7.4.5 Accordingly, there are no indicative issues with legacy coal mining at the site that may prevent the development being granted planning permission and it must be noted that the footprint of the proposed building is located within the previously consented footprint.

7.4.6 As such, geoenvironmentally, the application is in accordance with the aims of Policy 4 'Contaminated Land and Ground Stability' and Policy 47 'Design Principles'.

7.5 Open Space & Green Infrastructure

7.5.1 The South Tyneside Open Space Study stresses the importance of high-quality outdoor space. The proposal includes a well-designed private garden, satisfying Policy SP22 'Green Infrastructure' requirements. The proposed new planting will also deliver green infrastructure connectivity and deliver a net gain in biodiversity.

7.5.2 The apartment building shall provide a large private amenity space to the rear and north of the site, comprising a large lawned area.

8 Review of Proposed Development

- 8.1.1 The proposed apartment building at Wenlock Road aligns with local and national planning policies by meeting a documented critical social need for homes, utilising a sustainable brownfield site, and maintaining the residential character of the area.
- 8.1.2 The development accords with the National Planning Policy Framework (NPPF) and Policy SP3 (Spatial Strategy for Sustainable Development) by prioritising the redevelopment of a vacant, previously developed brownfield site within the established urban area.
- 8.1.3 The proposed development adheres with the requirements of Local Plan Policy 47 (Design Principles), which require schemes to have consideration to their surroundings, retain or replace soft landscaping, provide well designed external spaces, and design for the needs of all prospective users of the dwelling.
- 8.1.4 NPPF Paragraph 124 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed development will deliver this and also accord with policies SP2 (Strategy for Sustainable Development to meet identified needs), SP16 (Housing Supply and Delivery), Policy 13 (Windfall and Backland sites), and Policy 19 (Housing Mix).
- 8.1.5 The 6-unit apartment scheme is considered to be a minor 'windfall' site. As set out through Policy 13 (Windfall and Backland Sites), residential development on previously developed (brownfield) urban land in South Shields is highly encouraged, provided it does not harm the character of the area. This development accords with the aims of the policy.
- 8.1.6 Planning permission (reference ST/0912/20/FUL) was previously granted for a detached dwelling on this previously developed site, and so the principle of residential use is already established, and the design utilises the footprint, scale and massing of the previously consented building. The proposal therefore accords with Policy SP2 (Strategy for Sustainable Development to meet Identified Needs) and Policy SP3 (Spatial Strategy for Sustainable Development).
- 8.1.7 Policy 18 (Affordable Housing) is not applicable as the development comprises less than 10 dwellings.
- 8.1.8 The site's proximity to Simonside Metro Station and local bus routes connects residents to essential services without reliance on private vehicles, supporting sustainable transport objectives, and is in accordance with Policy 53 (Accessible and Sustainable Travel).

- 8.1.9 The three-storey detached design is consistent with the surrounding residential context, preserving the local character, ensuring no detrimental impact on the street scene, spatial harmony or the amenity of nearby residents, in accordance with Policy 47 (Design Principles).
- 8.1.10 The six two-bedroom apartments conform to Policy 20 (Technical Design Standards for New Homes), as well as Nationally Described Space Standards (NDSS), being either 72.4 or 73.5 square meters in floor area.
- 8.1.11 The modest scale of the development ensures it will not negatively impact the setting of the adjacent Grade II Listed St Simon's Church and respecting the Church's boundary treatment as per the previous consented dwelling at the site, in compliance with Policy 43 (Development Affecting Designated Heritage Assets).
- 8.1.12 The development shall comply with the aims of Policy 7 (Flood Risk and Water Management). With the site sitting within Flood Zone 1 there is no requirement to justify the location or look for lower-risk sites, and as the site is less than 1 hectare in area, a site-specific Flood Risk Assessment is also not required.
- 8.1.13 The introduction of additional trees and soft landscaping to the site ensures compliance with Policy 33 (Biodiversity, Geodiversity and Ecological Networks), Policy 34 (Internationally, Nationally and Locally Important Sites) and Policy SP21 (Natural Environment).
- 8.1.14 Policy 35 (Delivering Biodiversity Net Gain) sets out how biodiversity net gain is achievable. Following the August 2026 changes to the Town and Country Planning Act 2026, this proposal is exempt from a Biodiversity Net Gain calculation as the site is <0.2 hectares and features no onsite priority habitat.
- 8.1.15 Through the adoption of the New Local Plan (2023–2040) South Tyneside's mandated local housing target is rising immediately from 309 homes per year to 620 homes per year. As such, permission for this C3 use should be granted as shall add to the deliverable supply of homes, with there being no adverse impacts evident that significantly outweigh the benefits.
- 8.1.16 Providing much needed new homes is a significant social benefit that carries substantial weight in the planning balance along with the demonstrated environmental and economic benefits.

9 Conclusion

- 9.1.1 This Planning, Design and Access, and Heritage Statement is submitted on behalf of the applicant in relation to a planning application for an apartment building comprising 6No two-bedroom apartments (C3) at the Former St Simons Community Project, Wenlock Road, South Shields, NE34 9AL.
- 9.1.2 This report confirms that the proposal is appropriate to its location, there is an identified need for new accommodation, the design is in keeping with the site and its surroundings and does not negatively impact upon the amenity of neighbouring uses or impact highway safety.
- 9.1.3 The site is in a highly sustainable location, in line with national and local planning policy, with a wide range of existing services and amenities provided locally, with good access to surrounding facilities via sustainable modes of transport. The development will bring vacant previously developed land back into use for use with a critically identified housing need.
- 9.1.4 The proposed development does not impact or cause any impact on any designated heritage, landscape or ecological designations. The proposed development will provide material benefits to the provision of accommodation for a local authority that cannot demonstrate a five-year housing land supply and bring a vacant site back into use.
- 9.1.5 This Statement demonstrates the proposed development accords with the relevant national and local planning policy and with the demonstrated significant social, economic, and environmental benefits arising from the proposed development, it is considered that there are no technical considerations that would prevent this application being granted and this much needed residential development should be approved without delay.



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SHEFFIELD

Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield
S36 2AA

BELFAST

City East
Business Centre
68 -72 Newton Road
Belfast
BT4 1GW

MANCHESTER

4th Floor
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

CAMBRIDGE

168 Cowley Road
Cambridge
CB4 0DL

CARDIFF

Regus House
Malthouse Avenue
Cardiff Gate
Buisness Park
CF23 8RU

CROMHALL

The Byre
Woodend Lane
Cromhall
Gloucesterhire
GL12 8AA

CENTRAL BRISTOL

Origin Workspace
40 Berkeley Square
Bristol
BS8 1HP

enzygo.com

